

Listings as 11/12/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202443898 13120 W Hamilton Lane Fort Wayne IN 46814 Status Active L \$433,200



Area Allen County **Parcel ID** 02-11-17-253-001.000-038 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
Location City/Town/Suburb **Style** Two Story
School District SWA **Elem** Covington **JrH** Woodside **SrH** Homestead
Legal Description 1-17-1-046 N305.4 Of S545.5 Of Fr1 E417 N1/2 W Of Rd Sec 17
Directions Head west on W Washington Blvd, becomes W Jefferson Blvd, turn right into Covington Rd, passed Covington manor
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 215,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Tuesday, December 3 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 24 (1-2 pm) and Sun. Dec. 1 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> **The Contents of the Personal Property in the Home will also be selling Online. Charming 4-bed, 2-bath home on 3.63 acres in SW Fort Wayne, boasts a serene .75-acre stocked pond with pier. Step inside to abundant natural lighting, vaulted ceilings, two wood-burning fireplaces, and a gas fireplace that add warmth and character. Home is ADA accessible with chair lift, roll-in shower, and wide doorways. New gas furnace and A/C (July 2024), roof under 5 years old, hot water circulator pump, rented reverse osmosis system and water softener. Ample outdoor sitting areas with a deck off the upstairs living room, a patio, and a screened room! Outside you'll find a detached 2+ car garage and a shed. No covenants and restrictions offer endless possibilities! ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	3.6300 / 158,123	393x315 X 415x500x91	Sr	Yes	Lot Des	Level, Slope				
Township	Aboite	Abv Gd Fin SqFt	2,832	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,832	Year Built	1962	
Age	62	New No		Date Complete		Ext	Brick	Fndtn	Slab	# Rooms	8	
Room Dimensions		Inside City Limits		City		County		Zoning Description				
	DIM	L										
L	23 x 18	L	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	Yes
D	x		B-Main	1	0	Well	Private	Dryer Hookup	Elec	No	Guest Qtrs	No
F	28 x 23	U	B-Upper	1	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
K	12 x 9	L	B-Blw G	0	0	Fuel /	Gas	Disposal		No	Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	21x 21		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	17 x 11	U						Alarm Sys-Sec		No	Fence	Metal
2	15 x 10	U						Alarm		No	Golf Course	No
3	13 x 8	L						Jet/Grdn Tub		No	Nr Wlkg Trails	No
4	15 x 11	L	Garage	2.0 / Detached			24 x 24 / 576.00	Pool		No	Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type			Opnr:	No
R	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable		FIREPLACE	Family Rm, Living/Great Rm			
E	x		Other Fees									
WtrType			Restrictions									
Water Features		Water	Pond	Wtr Name								
	Pond		Wtr Frtg	Channel Frtg								
				Lake Type								

Virtual Tours:

Auction Yes **Auction Reserve Price \$** **Auction Date** 11/12/2024 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed Cash **Exemptions** **Year Taxes Payable** 2022
Annual Taxes \$2,867.9 **Is Owner/Seller a Real Estate Licensee** No **Possession** Day Of Closing
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Ttl Concessions Paid **Sold/Concession Remarks**
Seller Concessions Offer Y/N **Seller Concession Amount \$**

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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